



Proffer Statement

816 Boulevard
Salem, VA 24153
P: 540.387.1153
F: 540.389.5767
www.parkerdg.com

ENGINEERS | SURVEYORS | PLANNERS | LANDSCAPE ARCHITECTS

Suggested Proffers: (subject to change per review) – 6/29/07

1. The property will be developed in substantial conformance with the Concept Plan prepared by Parker Design Group, dated June 29, 2007 being filed with Franklin County Planning Staff.
2. All commercial uses permitted in the RPD district will be prohibited.
3. A commercial entrance permit shall be obtained by Virginia Department of Transportation and a public roadway will be constructed to provide access to future lots.
4. No more than 16 dwelling units shall be constructed.
5. Any building shall not consist of anymore than two townhome units.
6. Property Owner Association documents shall at a minimum contain provisions to maintain open space including but not limited to landscaping, walking trail, gazebo, and any stormwater management practices proposed to meet state and local requirements.
7. Short term rentals shall be prohibited.

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, and that the proffers are entered into voluntarily.

Bonbrook, LLC

Commonwealth of Virginia
County of Franklin

The foregoing instrument was acknowledged before me this _____ day of _____,
_____, by _____ of _____.

Notary Public

My commission expires:_____